

as of September 18, 1980, of Forty-four thousand four hundred seventy nine Dollars and ninety-three cents (\$44,479.93).

3. That there is contained in said real estate Mortgage a provision that if default is made by the said John L. Eaton, a/k/a Jackie Lee Key, in the payment of any installment thereof, then the same shall mature and become payable and it shall then be lawful for the First National Bank of Maryland to sell the said real estate to satisfy and pay said debt, interest and all costs incident to said sale; and default having been made in the payment of principal and interest of said debt, your Petitioner, as Assignee of the First National Bank of Maryland, became duly authorized to execute the power of sale contained in said Mortgage by reason of said default.

4. That having first advertised the said real estate at least once a week for three successive weeks prior to the date of sale in the Frederick News-Post, a newspaper published in Frederick County, Maryland, setting forth the time, place, manner and terms of said sale, as will appear by the Certificate of Publication filed herewith as Exhibit B, which is prayed to be made a part hereof, and after filing a duly approved bond, your Petitioner proceeded to sell said real estate at the property known as Westhills Manor, Petersville, Frederick County, Maryland, on Saturday, August 16th, 1980 at 11:00 A.M.

5. That your Petitioner attended said sale and sold said real estate unto HOWARD W. SPEAKS, he being the highest and best bidder, at and for the sum of Sixteen thousand eight hundred forty-eight Dollars and ninety four cents (\$16,848.94), subject to a first Deed of Trust in favor of the First National Bank of Maryland and a Second Mortgage that has been assigned to David S. Weinberg, said prior indebtednesses amounting to Two hundred fifty-eight thousand one hundred fifty-one Dollars and six cents (\$258,151.06), making a total bid of Two hundred seventy-five thousand Dollars (\$275,000); that the said Purchaser signed the Acknowledgment of Sale and Affidavit therewith filed herein as Exhibit C, which is prayed to be made a part hereof.

WHEREFORE, your Petitioner reports the total amount of said sale to be Sixteen thousand eight hundred forty eight Dollars and ninety-four cents (\$16,848.94), subject to the aforesaid prior encumbrances, and prays that this Honorable Court may ratify and confirm said sale herein reported and that the paper herein be re-